

ENVIRONMENTAL ASSESSMENT

BUILDING 1G DEMOLITION

**Pearl Harbor Naval Complex
O'ahu, Hawai'i**

Commander Navy Region Hawai'i
August 2004

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14. ABSTRACT <p>Commander Navy Region Hawaii (CNRH) proposes to demolish Building 1G to reduce the Navy's excess facilities at Pearl Harbor Main Base. Demolishing Building 1G will eliminate future operations and maintenance costs associated with the facility and allow limited resources to be applied to higher priority mission-related activities. Alternatives evaluated include Layaway and No Action. The Layaway Alternative is not economical as no reuse of the facility could be identified. The Layaway and No Action Alternatives were not selected since they would not achieve the Navy's objectives.</p> <p>The Proposed Action would have an adverse effect on contributing properties and the historic character of the PHNHL. CNRH has complied with Sections 106 and Section 110 of the National Historic Preservation Act (NHPA) by affording the Advisory Council on Historic Preservation (ACHP), the National Park Service and other consulting parties the opportunity to comment. CNRH and ACHP executed a Memorandum of Agreement to conclude consultations pursuant to the NHPA's implementing regulations, 36 CFR Part 800. Mitigation measures required in the MOA were developed and are being implemented as described in the EA.</p> <p>The Proposed action will not significantly impact human health or the environment.</p>					
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**DEPARTMENT OF DEFENSE
DEPARTMENT OF THE NAVY**

**FINDING OF NO SIGNIFICANT IMPACT (FONSI) FOR ENVIRONMENTAL ASSESSMENT
(EA) FOR DEMOLITION OF BUILDING 1G AT THE PEARL HARBOR NAVAL COMPLEX,
OAHU, HAWAII**

Pursuant to the Council on Environmental Quality regulations (40 Code of Federal Regulations Parts 1500-1508) implementing the National Environmental Policy Act, and Chief of Naval Operations Instruction 5090.1B, the Department of the Navy gives notice that an EA has been prepared and an Environmental Impact Statement is not required for the demolition of Building 1G at the Pearl Harbor Naval Complex, Oahu, Hawaii.

Proposed Action: Commander Navy Region Hawaii (CNRH) proposes to demolish Building 1G to reduce the Navy's excess facilities at Pearl Harbor Main Base. CNRH has determined that Building 1G is excess to its mission requirements. By demolishing Building 1G, CNRH will eliminate future operations and maintenance costs associated with the facility and allow limited resources to be applied to higher priority mission-related activities.

Existing Conditions: Building 1G is a 10,353 square foot, four-story concrete structure constructed in 1944. A one-story addition was added to the east end of the building in 1946. Building 1G is located within the boundaries of the U.S. Naval Base Pearl Harbor National Historic Landmark (PHNHL) and is deemed eligible for listing on the National Register of Historic Places as a contributing property to the PHNHL. Building 1G is designated in the 2000 Pearl Harbor Cultural Resources Management Plan as a Category III facility (i.e., possesses sufficient historic significance to merit consideration in planning and decision making), but is not located within a historic management zone designated by the Integrated Cultural Resources Management Plan.

Alternatives Analyzed: Alternatives evaluated include Layaway and No Action. The Layaway Alternative is not economical as no reuse of the facility could be identified. The Layaway and No Action Alternatives were not selected since they would not achieve the Navy's objectives.

Environmental Effects: The Proposed Action would not result in significant impacts on the following resource areas: soils, topography, groundwater, air quality, noise, marine and terrestrial flora and fauna, utilities, drainage, traffic, hazardous and regulated materials, flood hazard, socio-economic factors, and land use compatibility. The Proposed Action will not create environmental health and safety risks that may disproportionately affect children and minority or disadvantaged populations. CNRH has determined that the Proposed Action would not have reasonably foreseeable direct and indirect effects on any coastal use or resources of the State's coastal zone.

CNRH has complied with Sections 106 and Section 110 of the National Historic Preservation Act (NHPA) by affording the Advisory Council on Historic Preservation (ACHP), the National Park Service and other consulting parties the opportunity to comment. CNRH and ACHP executed a Memorandum of Agreement to conclude consultations pursuant to the NHPA's implementing regulations, 36 CFR Part 800.

Finding: Based on information gathered during preparation of the EA, CNRH finds that the proposed demolition of Building 1G will not significantly impact human health or the environment.

The EA and FONSI prepared by the Navy addressing this Proposed Action are on file and interested parties may obtain a copy from: Commander, Naval Facilities Engineering Command, Pacific, 258 Makalapa Drive, Suite 100, Pearl Harbor, Hawaii 96860-3134 (Attention: Ms. Nora Macariola-See, ENV1831), telephone (808) 472-1402/472-1383. A limited number of compact disks are available to fill single unit requests.

OCT 05 2004

Date



C. E. WEAVER

Rear Admiral, U. S. Navy
Commander, Navy Installations Command

COVER SHEET

Proposed Action The Proposed Action is to demolish Building 1G in the Pearl Harbor Naval Shipyard and Intermediate Maintenance Facility (PHNSY & IMF) area of the Pearl Harbor Naval Complex (PHNC), O'ahu, Hawai'i.

Type of Document Environmental Assessment

Lead Agency Commander Navy Region Hawaii

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Summary

This Environmental Assessment was prepared in accordance with the National Environmental Policy Act of 1969 (42 United States Code §4321, et seq.), as implemented by the Council on Environmental Quality regulations (40 Code of Federal Regulations Parts 1500-1508) and the Office of the Chief of Naval Operations Instruction 5090.1B CH-4, Environmental and Natural Resources Program Manual of June 4, 2003.

Commander Navy Region Hawaii (CNRH) proposes to demolish Building 1G in the PHNSY & IMF area of the PHNC, O'ahu, Hawai'i. CNRH has determined that Building 1G is excess to its mission requirements. By demolishing Building 1G, CNRH will reduce its inventory of excess facilities, eliminate further operations and maintenance costs associated with the facility, and allow limited financial and personnel resources to be reprogrammed to higher priority mission-related activities.

Alternatives considered include: Layaway and No Action. The Layaway Alternative is not economically justifiable as no potential reuse of the facility could be identified. Due to the facility's deteriorated condition, the No Action Alternative would not achieve project objectives. However, these two alternatives were carried through the analysis as benchmarks to compare the magnitude of environmental effects of the alternatives, including the Proposed Action.

Building 1G is located within the boundaries of the U.S. Naval Base Pearl Harbor National Historic Landmark (PHNHL) and is deemed eligible for listing on the National Register of Historic Places as a contributing property to the PHNHL. Building 1G is designated in the 2000 Pearl Harbor Cultural Resources Management Plan as a Category III facility (i.e., possesses sufficient historic significance to merit consideration in planning and decision making), but is not located within a historic management zone designated by the Integrated Cultural Resources Management Plan (ICRMP).

The Proposed Action would have an adverse effect on contributing properties and the historic character of the PHNHL. CNRH has complied with Sections 106 and 110 of the National Historic Preservation Act by affording the Advisory Council on Historic Preservation (ACHP), the National Park Service and other consulting parties the opportunity to comment on the proposed undertaking, and executing a Memorandum of Agreement with the ACHP. The Proposed Action would not result in significant impacts on the following resource areas: soils, topography, groundwater, air quality, noise, marine and terrestrial flora and fauna, utilities, drainage, traffic, hazardous and regulated materials, flood hazard, socio-economic factors, and land use compatibility. The Proposed Action will not create environmental health and safety risks that may disproportionately affect children or minority or disadvantaged populations. CNRH has determined that the Proposed Action would not have reasonably foreseeable direct or indirect effects on any coastal use or resource of the State's coastal zone.

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ACRONYMS AND ABBREVIATIONS

ACHP	Advisory Council on Historic Preservation
CEQ	Council on Environmental Quality
CFR	Code of Federal Regulations
CNRH	Commander Navy Region Hawaii
CZMA	Coastal Zone Management Act
DoD	Department of Defense
DOH	Department of Health
DRI	Defense Reform Initiative
EA	Environmental Assessment
EFI	Efficient Facilities Initiative
FY	fiscal year
FEMA	Federal Emergency Management Agency
HABS/HAER	Historic American Buildings Survey/Historic American Engineering Record
ICRMP	Integrated Cultural Resources Management Plan
IMP	Infrastructure Management Plan
IR	Installation Restoration
LRLUP	Long Range Land Use Plan
m	meter(s)
m ²	square meter(s)
MOA	Memorandum of Agreement
NAVFAC Pacific	Naval Facilities Engineering Command, Pacific
NEPA	National Environmental Policy Act
NHL	National Historic Landmark
NHPA	National Historic Preservation Act
NPS	National Park Service
NRHP	National Register of Historic Places
OPNAVINST	Chief of Naval Operations Instruction
PHNC	Pearl Harbor Naval Complex
PHNHL	Pearl Harbor National Historic Landmark
PHNSY & IMF	Pearl Harbor Naval Shipyard and Intermediate Maintenance Facility
POV	privately-owned vehicle
RSIP	Regional Shore Infrastructure Plan
USC	United States Code
WWII	World War II

1.0 PURPOSE OF AND NEED FOR ACTION

1.1 Summary of Proposed Action

Commander Navy Region Hawaii (CNRH) proposes to demolish Building 1G to reduce the Navy's excess facility square footage at Pearl Harbor Main Base; thereby eliminating future Building 1G operations and maintenance costs. The project location is shown on Figure 1. Building 1G is located on Russell Avenue within the Pearl Harbor Naval Shipyard and Intermediate Maintenance Facility (PHNSY & IMF) of the Pearl Harbor Naval Complex (PHNC) (Figure 2). Building 1G is a 10,353 square foot (962 square meter [m²]), four-story concrete structure constructed in 1944 (see Figure 2 for building photograph). It had been attached on its south side to Building 1C and on its north side to Building 1E (see Figure 2 for location). Both 1C and 1E were previously demolished.

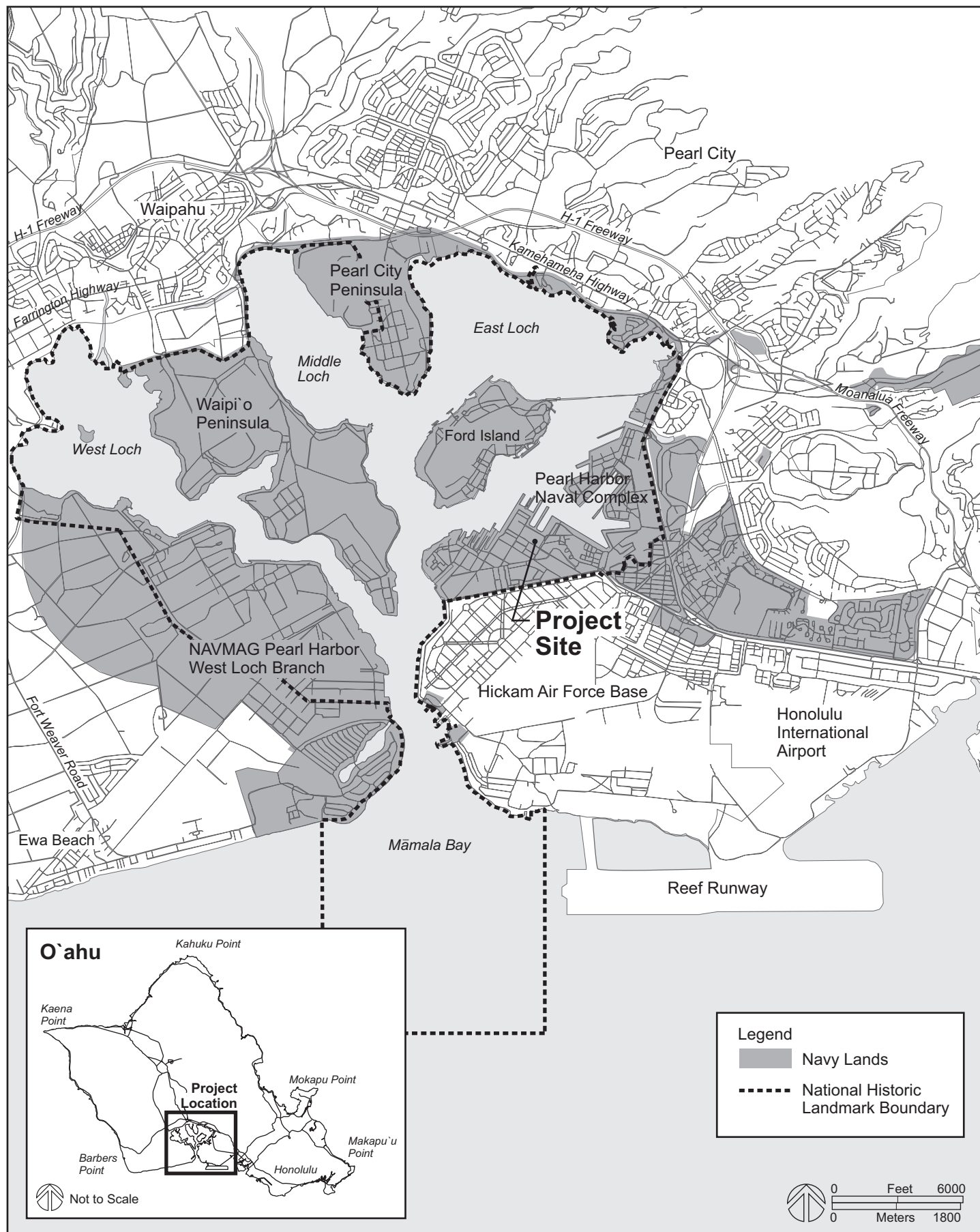
1.2 Purpose and Need

The project proposes to demolish Building 1G to reduce CNRH's inventory of excess facilities, eliminate further operations and maintenance costs associated with the facility, and allow limited financial and personnel resources to be reprogrammed to higher priority mission-related activities.

The Department of Defense (DoD) and its military services are encumbered with a large number of excess facilities in its real property inventory. During the post-Cold War military drawdown, infrastructure reductions have lagged behind force reductions. After four rounds of base closures, the DoD domestic base structure declined only 21 percent while personnel decreased by 36 percent and the DoD budget decreased by 40 percent. The Navy's infrastructure was reduced by only 17 percent over this time period. The operations and maintenance of excess or underutilized facilities drain limited resources that would be better spent on recruitment, training, readiness and quality of life for the armed forces (Defense Reform Initiative (DRI) of 1997).

CNRH has determined that reuse of Building 1G is not feasible due to its condition and an excess of facilities currently designated for administrative use. If CNRH continues to retain Building 1G on its real property inventory, the Navy will have to expend scarce maintenance resources on 1G that could be put to better use elsewhere.

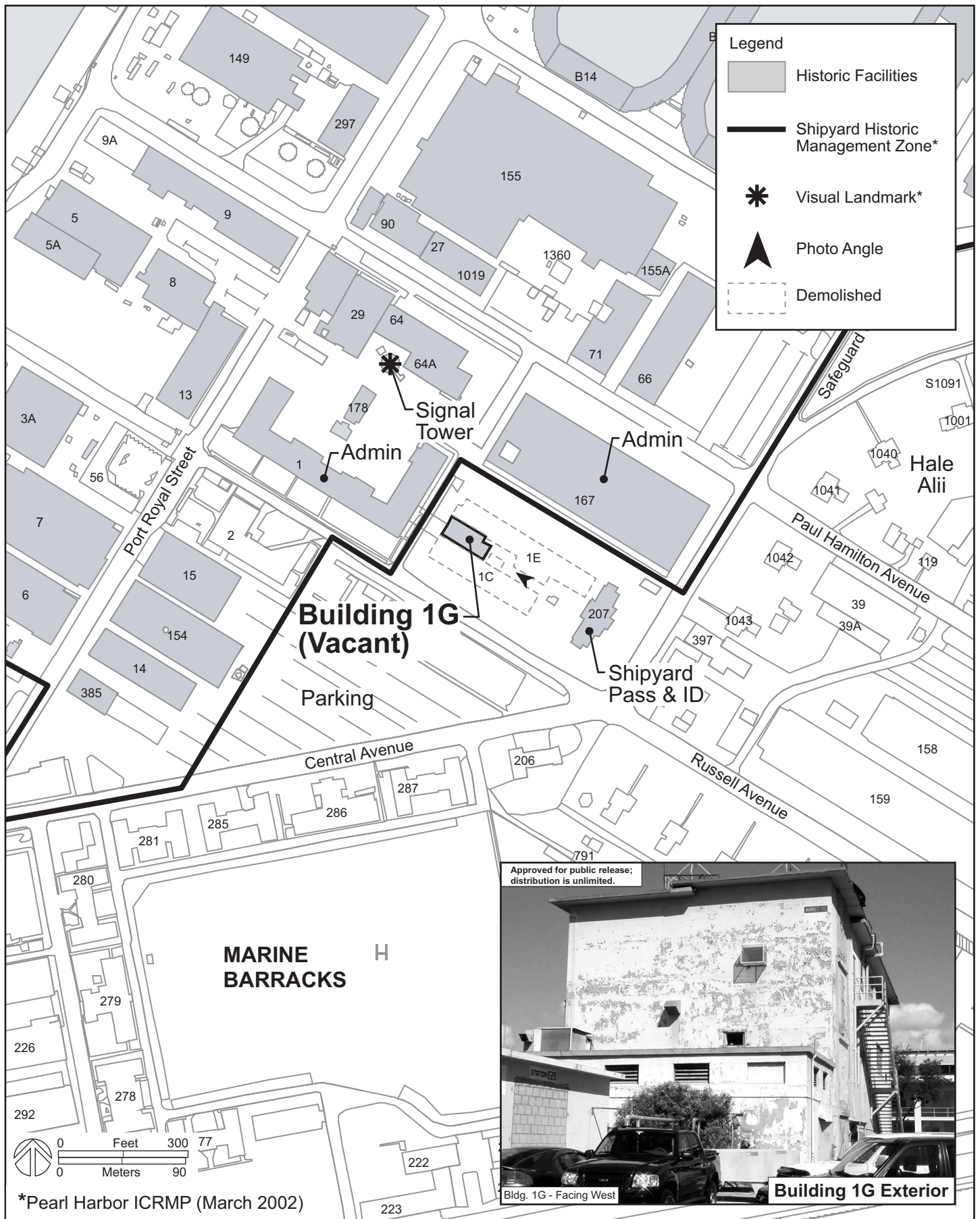
The demolition of Building 1G is consistent with the objectives of the PHNSY & IMF Infrastructure Management Plan to reduce excess facilities and associated maintenance costs.



Project Location Map

Figure 1

Building 1G Demolition
 Environmental Assessment
 O`ahu, Hawai`i



Facility Location Map

Figure 2

Building 1G Demolition

Environmental Assessment

O'ahu, Hawai'i

1.3 Regulatory Overview

The following is a discussion of the Federal laws and permits that may be relevant to implementing the Proposed Action.

1.3.1 National Environmental Policy Act

This environmental assessment (EA) was prepared in accordance with the National Environmental Policy Act (NEPA) of 1969, 42 USC §4321, as implemented by the Council on Environmental Quality (CEQ) regulations, 40 CFR Parts 1500-1508 and Navy guidelines, Chief of Naval Operations Instruction (OPNAVINST) 5090.1B CH-4 of June 4, 2003. This EA analyzes the potential impacts of the Proposed Action and reasonable alternatives and is intended to provide sufficient evidence and analysis for determining whether to prepare an Environmental Impact Statement or a Finding of No Significant Impact.

1.3.2 Historic Sites Act of 1935

The Historic Sites Act of 1935 (16 USC §461-467) establishes as a national policy the preservation of historic resources, including sites and buildings. This Act led to the establishment of the National Historic Landmarks program and the Historic American Building Survey/Historic American Engineering Record (HABS/HAER), a National Park Service (NPS) program that establishes standards for architectural and engineering documentation.

1.3.3 Section 106 and Section 110 National Historic Preservation Act

The National Historic Preservation Act (NHPA) of 1966 (as amended) (16 USC §470 recognizes the Nation's historic heritage and establishes a national policy for the preservation of historic properties as well as the National Register of Historic Places (NRHP). Section 106 of the NHPA requires Federal agencies to take into account the effects of Federal undertakings on historic properties, such as the U.S. Naval Base, Pearl Harbor National Historic Landmark (PHNHL), and affords the Advisory Council on Historic Preservation (ACHP) a reasonable opportunity to comment on such undertakings. The Section 106 process, as defined in 36 CFR §800, provides for the identification and evaluation of historic properties, for determining the effects of undertakings on such properties, and for developing ways to resolve adverse effects in consultation with consulting parties.

Section 110 of the NHPA requires the Navy to minimize harm to the PHNHL and afford the ACHP the opportunity to comment on proposed undertakings within the National Historic Landmark (NHL).

1.3.4 Coastal Zone Management Act

The purpose of the Coastal Zone Management Act (CZMA) is to encourage states to manage and conserve coastal areas as a unique, irreplaceable resource. The CZMA

states that land subject solely to the discretion of the Federal government, such as Federal property that is owned or leased, is excluded from the State's coastal zone. However, Federal activities that directly affect the coastal zone are to be conducted in a manner consistent with the enforceable policies of Federally approved State programs to the maximum extent practicable. The proponent of the Navy action must determine whether the action will affect any coastal use or resource in a coastal State.

2.0 ALTERNATIVES INCLUDING THE PROPOSED ACTION

2.1 Introduction

This chapter presents a discussion of the Proposed Action, alternatives and the environmental consequences of the alternatives. The alternatives described below represent a range of reasonable alternatives. The Revitalization Alternative was considered but rejected from further analysis due to the absence of any identified specific reuse for the structure as well as the structure's condition. The Proposed Action and the alternatives are analyzed in terms of how well they meet the Navy's objectives, as described in Chapter 1.

2.2 Analysis of Alternatives

2.2.1 Proposed Action

The Proposed Action is to demolish Building 1G, which was identified by CNRH as excess to its facility requirements. Building 1G is currently deteriorated, vacant and unused.

Demolition would assist the Navy in meeting its objective to reduce and consolidate real estate assets. These assets need to be managed more effectively with the intention of decreasing costs related to operations and maintenance. This cost savings will improve overall base efficiency and increase the funds available to fulfill CNRH core mission requirements.

2.2.2 Layaway

The Layaway Alternative would defer the decision to demolish a facility for a period of time, generally ten years. This alternative is appropriate under certain conditions including: 1) facilities for which a potential future use (e.g., foreseeable within the next ten years) was identified; and 2) facilities that are currently subject to land use or facility use constraints that could change in the future to allow reuse. However, a specific reuse for Building 1G could not be identified; therefore, layaway was rejected as not being appropriate. The Layaway Alternative is carried through the environmental analysis for comparison purposes only.

2.2.3 No Action

The No Action Alternative assumes that Building 1G will remain vacant. This alternative implies continuation of current operations and maintenance costs associated with Building 1G. Under the No Action Alternative, facility upgrades to meet current building codes or repairs addressing previously identified deficiencies would not be provided. The No Action Alternative would not achieve the purpose of and need for the project, but was carried through the analysis as a benchmark against which the environmental effects of the Proposed Action could be compared.

2.2.4 Revitalization

The Revitalization Alternative involves renovation and reuse or continued use of the facility. If a feasible and appropriate use could have been identified for the facility, this alternative would meet the Navy's goal to balance the preservation of historic heritage with the objective of maximizing land use efficiency. Absent that identified reuse, the alternative was not considered further. Renovating the structure would result in an irreversible and irretrievable commitment of economic resources, but the primary beneficial impact would be the preservation of a historic resource. A specific reuse was not identified for Building 1G and CNRH has determined that Building 1G is excess to its mission requirements. In addition, revitalization of the building would be costly and would involve significant improvements or replacement of major building systems including the roof and electrical, mechanical and structural systems. Anti-terrorism/force protection (AT/FP) construction standards would have to be applied if revitalization was instituted. Although Building 1G would comply with the required 33-foot (10-meter [m]) setback for roadways and parking areas (based on less than 50 occupants criteria), revitalization was rejected from further consideration due to the lack of an identified specific reuse and the structure's condition.

2.3 Environmental Effects of the Proposed Action and Alternatives Analyzed

Table 1 summarizes the environmental effects of the Proposed Action, the Layaway Alternative and the No Action Alternative. Table 1 also summarizes the mitigation measures for the Proposed Action. The information in the table is summarized from Chapter 4, Environmental Consequences. The Layaway Alternative does not meet the purpose and need of the project (i.e., there is no requirement for the facility) and is not economically feasible. The No Action Alternative also does not meet the purpose and need of the project. Therefore, the Layaway and the No Action Alternatives were carried through the environmental analysis for comparison purposes only.

Table 1:
Summary of Environmental Effects of the Proposed Action and Alternatives

Resource Issue	Proposed Action	Layaway Alternative	No Action
Cultural Resources	<p>Adverse effect on historic property. No impact on significant historic views or archaeological resources.</p> <p>Mitigation: CNRH concluded the Sections 106 and 110 consultations in accordance with 36 CFR §800 by executing a Memorandum of Agreement with the Advisory Council on Historic Preservation (ACHP) that stipulates ways to resolve, or mitigate, the adverse effects on historic properties.</p>	No impact.	No impact.
Soils, topography, groundwater, air quality, noise, marine and terrestrial flora and fauna, utilities, storm drainage, traffic, hazardous and regulated materials, flood hazard, socio-economic factors, land use compatibility	No significant impact. Demolition activities will require that regulated or hazardous materials in the soils or building materials be managed in accordance with applicable State and Federal regulations.	No impact.	No impact.

3.0 AFFECTED ENVIRONMENT

This chapter describes the environmental setting and baseline conditions of the environmental resources within the area of the Proposed Action and alternatives.

3.1 Overview

The project area is located within the PHNC, north of Central Avenue and west of the Hale Alii housing area. Building 1G is a World War II (WWII) concrete structure located on Russell Avenue within the PHNSY & IMF. The primary land uses in the vicinity of the project area are related to administration functions. CNRH administrative functions are housed to the west (Building 1), PHNSY & IMF Management and Engineering Building is to the north (Building 167), and PHNSY & IMF Pass and Identification Office is to the east (Building 207). Building 1G was attached on its south side to Building 1C and on its north side to Building 1E. Both 1C and 1E have been demolished. Paved parking areas presently surround Building 1G.

Building 1G is a 10,353 square foot (962 m²), four-story concrete structure constructed in 1944 (see Figure 2 for building photograph). Originally built as an administrative annex to the neighboring administration station (Building 1), Building 1G housed administrative vaults where sensitive information was secured, a Multilith to duplicate forms, battery storage, and storage facilities for Building 1. A one-story addition for a battery room and air conditioning machinery room were added to the east end of Building 1G in 1946. In 1983 and 1986, the structure was re-fitted for air conditioning and computers, and the vaults on each floor were deconstructed and converted to conference rooms and open-office spaces. Most recently, the facility served as administrative spaces for PHNSY & IMF activities, but it is now vacant and unused.

Building 1G is built on a slab-on-grade, reinforced concrete foundation and measures 38 feet (11.6 m) high, 37 feet (11.3 m) wide, and 116 feet (35.4 m) long. Navy real property records indicate that this structure is considered to be in “substandard” condition (i.e., having deficiencies that can be corrected). Property records for the facility indicate the following deficiencies: physical condition of the roof and support structure; physical condition of mechanical systems; design criteria of electrical system; and physical condition of exterior appearance.

The preliminary project scoping indicated that the Proposed Action will not affect or be affected by many of the environmental resources typically addressed in construction or land development Environmental Assessments. The Proposed Action has the potential to significantly impact cultural resources, and therefore, this resource area is addressed in greater detail.

The following environmental resources are unlikely to be significantly impacted by the Proposed Action or alternatives:

Physical Conditions (*soils, topography, groundwater, air quality, noise*). The topography in the vicinity of the project area is generally flat and the surface is paved.

Soils at PHNSY & IMF consist of mixed fill land and coral outcrop. Mixed fill land generally consists of areas filled with material dredged from the ocean or nearby sources. Coral outcrop soils consist of coral or cemented calcareous sand with sparse vegetation. Ground elevation near Building 1G is approximately 20 feet (6 m) above sea level. There are no potable water aquifers underlying the project area. Criteria pollutant levels in the State of Hawai'i, including the PHNC, are well below State and Federal ambient air quality standards. The existing noise at PHNSY & IMF varies with location. The waterfront areas are primarily industrial with associated ambient noise consisting of equipment, machinery and vehicular traffic associated with ship repair activities. Outside of the waterfront areas, ambient noise consists primarily of privately-owned vehicles (POV) and PHNSY & IMF operational and support vehicle traffic. There are no sensitive noise receptors in the vicinity of the Proposed Action that would be affected by demolition.

Biological Resources (*marine and terrestrial flora and fauna*). Building 1G is not adjacent to or within a biologically sensitive area. There are no resident Federally or State listed endangered, threatened or candidate terrestrial species in project area. The affected area does not include any marine environments. There are no critical habitats or wetlands within or adjacent to the project area. The area surrounding the facility is completely developed and mostly paved except for minimal landscaping that includes mature monkey pod trees.

Infrastructure (*utilities, storm drainage, traffic*). The project area is served by existing water, wastewater, electrical, and storm drainage systems. Building 1G is readily accessible to POVs from Russell and Paul Hamilton Avenues, both primary corridors providing access to the PHNSY & IMF industrial area.

Health and Safety (*hazardous and regulated materials, flood hazard*). There are no Installation Restoration (IR) program sites in the project area. Asbestos-containing materials and lead-based paint were identified at the building. Some of these materials were in poor condition. The building was historically used as an administrative space and storage, including battery storage. There is a potential that soils have been affected by chlordane (termite pesticide). There is no direct evidence that Building 1G has impacted the nearby surface water quality or soils at the facility.

The project area is in Zone D (undetermined flood hazard) on Federal Emergency Management Agency (FEMA) Flood Insurance Rate Maps.

Socio-Economic Factors (*population; employment; effects on children, disadvantaged and minority populations*). In 2000, the population of the City and County of Honolulu (in which the project area is located) was 876,156 (U.S. Department of Commerce, 2004). In 2003, there were 8,381 active-duty, shore-based Navy personnel and 12,515 Navy family members in Hawai'i (State of Hawai'i, 2004, Table 10.07). In 2003, there was an average of 420,400 nonagricultural jobs in the City and County of Honolulu (State of Hawai'i, 2004, Table 12.15). In 2003, there were about 9,293 direct-hire Navy civilian jobs in Hawai'i (State of Hawai'i, 2004, Table 10.07). Because the project area is located within a Navy installation, access to it is restricted to Navy personnel,

dependents and contractors. Members of the general population do not frequent the project area.

Land Use Compatibility. The primary land uses in the vicinity of the project area are administrative functions.

3.2 Cultural Resources

3.2.1 Historic Properties Within the Pearl Harbor Naval Complex

The U.S. Navy established Pearl Harbor Navy Yard in 1908 and has maintained a critical and historically significant presence in the area around Pearl Harbor since that time. The U.S. Naval Base, Pearl Harbor was designated as a NHL (Historic Sites Act of 1935) in 1964 because the U.S. possession of Pearl Harbor “and the development of a naval base and headquarters there after 1898 [annexation] were important factors in the rise of the U.S. Naval power in the Pacific.” The Naval Base’s NHL status also rests upon its central role in WWII and its particular significance with regard to the Japanese attack on Pearl Harbor and Ford Island on December 7, 1941, which precipitated the entry of the United States into WWII. Lying within PHNSY & IMF, the project area falls within the PHNHL boundary.

The 1974 update to the NRHP NHL nomination form specifically acknowledges that changes are necessary for the naval base to modernize and keep up with innovations in naval technology. Physical changes occurring since 1902 have been a continuing process, are a necessary attribute of Pearl Harbor as an active naval base, and are a basic quality of Pearl Harbor’s national significance. Thus, Pearl Harbor’s continuing mission outweighs its physical qualities for qualification as a NHL. Navy-directed physical change is necessary, normal and expected to further its mission.

To help ensure that historic and cultural preservation concerns are properly considered within the Navy’s decision-making processes for properties within and beyond the PHNHL, CNRH completed an Integrated Cultural Resources Management Plan (ICRMP) for the PHNC in March 2002. Encompassing a study area slightly larger than the PHNHL, the ICRMP utilizes a cultural landscape approach to develop major, interpretive themes and twelve historic management zones, where those themes are physically represented. Focusing on these zones, the ICRMP identifies character-defining features, categorizes historic properties by preservation priority¹, and offers planning guidelines for treatment. The project area lies just outside the ICRMP Shipyard historic management zone (Figure 2).

¹ The 2000 Pearl Harbor Cultural Resources Management Plan defines historic categories as follows: I = aspects of the built environment that possess major historic significance and are worthy of long-term preservation; II = possess sufficient historic significance to merit consideration for long-term preservation, but do not meet the criteria for assignment to Category I; III = possess sufficient historic significance to merit consideration in planning and decision making, but are not assignable to Category II; IV = do not possess sufficient historic significance or are lacking in importance and are not eligible for the NRHP.

3.2.2 Historic Characteristics

Character-Defining Historic Features

Building 1G is significant for its association with the expansion of administrative facilities during World War II. Based on the ICRMP Historic Facility Report, the building has the following character-defining historic features:

- Three-story concrete structure with four-story vault area
- Concrete block and concrete walls on concrete footings
- Flat, 5" thick concrete roof with bituminous built-up roofing and overhanging eaves
- Reinforced concrete beam and interior concrete column roof supports
- Multi-light, metal sash windows (pivot and fixed glass)
- Exterior metal stair with metal pipe railing
- Flush metal doors with metal frames
- Steel louver door with steel louver panel and hardware
- Metal louver vents

The building has undergone modifications over time. The remodeled elements are inconsistent with the original construction and detract from the historic character of the building. These changes include:

- Modification to the original floor plans and interior finishes
- Removal and alteration of original windows along north wall
- Addition of metal louver vents along north and east walls
- Replacement of original door types

Building 1G is designated in the 2000 Pearl Harbor Cultural Resources Management Plan as a Category III facility (i.e., possesses sufficient historic significance to merit consideration in planning and decision making), but it is not located within a historic management zone designated by the Integrated Cultural Resources Management Plan.

Architectural and Historic Context

According to the ICRMP, Building 1G is a contributing element in a historic grouping of buildings that includes Building 167, the PHNSY & IMF administration building and Building 207, the PHNSY & IMF Pass and Identification Office (see Figure 2). However, with the demolition of Building 1C and Building 1E, required due to their deteriorated condition and as part of the consolidation and modernization of PHNSY & IMF engineering and management functions, the architectural and historic context of the area has been significantly diminished.

4.0 ENVIRONMENTAL CONSEQUENCES

4.1 Overview

This chapter evaluates the probable direct, indirect, short term, long term and cumulative impacts of the Proposed Action and two alternatives analyzed (Layaway and No Action) on relevant environmental resources.

Cumulative impacts on environmental resources result from the incremental effects of development and other actions when evaluated in conjunction with other government and private past, present and reasonably foreseeable future actions. The analysis of cumulative impacts was done on a qualitative basis and includes the implementation of the PHNSY & IMF's overall Infrastructure Management Plan (IMP) (PHNSY & IMF, September 2002) for the foreseeable future. Objectives of the IMP include improving operational efficiency, reducing maintenance costs, and reducing building footprint. Implementation of the IMP is expected to result in significant reductions in the PHNSY & IMF's total land area, number of buildings, building area, and annual maintenance and utilities costs over a 13-year period (1995-2008).

Analysis of a wide range of resources indicated that the Proposed Action and alternatives analyzed are unlikely to affect or to be affected by the environmental resources listed below in sections 4.1.1 and 4.1.2.

4.1.1 Proposed Action

Physical Conditions (*soils, topography, groundwater, air quality, noise*). The Proposed Action would not involve changes to existing topography beyond the existing boundaries of Building 1G. No significant or long-term impacts to topography, soils, water resources, infrastructure, air quality or noise are anticipated.

Biological Resources (*marine and terrestrial flora and fauna*). The Proposed Action would not impact biological resources, including threatened, endangered or candidate listed endangered or threatened marine or terrestrial species. There are no critical habitats or wetlands within or adjacent to the project area and none would be affected by the Proposed Action. Demolition activities will be conducted in such a manner as to avoid disturbance to mature trees in the vicinity of the building.

Infrastructure (*utilities, storm drainage, traffic*). The Proposed Action would not impact the load on utilities (e.g. electricity, wastewater, water), because no new functions or activities will be introduced. Except during the demolition period, the Proposed Action would not increase vehicular traffic traveling to or within the PHNSY & IMF.

Health and Safety (*hazardous and regulated materials, flood hazard*). The Proposed Action would not impact or be impacted by IR sites. Recycling and reuse measures are encouraged to minimize the quantities of demolition waste from the Proposed Action and to divert solid waste from the landfill. Asbestos-containing materials and lead-based paint were identified at Building 1G. Also, a portion of the building was historically used

for battery storage. There is a potential for chlordane (termite pesticide) impacted soils at the building. Demolition activities will require that these regulated or hazardous materials be managed in accordance with applicable State and Federal regulations. Demolition contract terms and conditions would be included to minimize releases to the environment and to protect personnel. The Proposed Action would comply with Executive Order 13148, Greening the Government Through Leadership in Environmental Management, which contains requirements and goals for Federal agencies to meet in the following areas: environmental management; environmental compliance; right-to-know and pollution prevention; release and use reductions of toxic chemicals and hazardous substances; reductions in ozone-depleting substances; and environmentally beneficial landscaping.

The Proposed Action is located in Zone D (undetermined flood hazard) as designated on FEMA Flood Insurance Rate Maps; therefore compliance with Federal floodplain management policies is not required.

Socio-Economic Factors (*population; employment; effects on children, disadvantaged and minority populations*). The Proposed Action would not impact long-term population or employment levels in the City and County of Honolulu or the State of Hawai'i. The primary land use in the vicinity of the project area is administrative functions. The Proposed Action would not have any impacts on employment within the project area. In accordance with Executive Order 12898, Environmental Justice, dated February 11, 1994, and the Secretary of the Navy Notice 5090, dated May 27, 1994, CNRH has assessed the potential of the Proposed Action for disproportionately high and adverse human health or environmental effects on minority and low-income populations. In accordance with Executive Order 13045, Protection of Children from Environmental Health Risks and Safety Risks, dated April 21, 1997, CNRH has assessed the environmental health and safety risks of the Proposed Action that may disproportionately affect children. Due to its location in an industrial area with limited access and because no significant impacts on environmental resources are expected, the Proposed Action would not create environmental health and safety risks that may disproportionately affect children or minority or disadvantaged populations.

Land Use Compatibility. No significant direct, indirect, short-term or long-term land use compatibility impacts are anticipated from the Proposed Action. The primary land uses in the vicinity of the project area are administrative functions. CNRH has determined there is no potential reuse for the vacant facility. The Proposed Action would increase land use flexibility should future development be considered in the area. The Proposed Action would also assist the Navy in meeting its objective of reducing and consolidating its real estate assets allowing those assets to be managed more effectively; thereby, decreasing operations and maintenance costs.

4.1.2 Layaway

The Layaway Alternative would not impact physical conditions, biological resources, infrastructure systems, socio-economic factors, or land use compatibility. Building 1G is structurally unsafe and contains hazardous and regulated materials. The Layaway

Alternative would stabilize the structure and routine actions to maintain the building would be performed until a reuse was found. The layaway alternative would secure the building and reduce the operations and maintenance cost to a minimal level.

4.1.3 No Action

The No Action Alternative would not impact physical conditions, biological resources, infrastructure systems, socio-economic factors, or land use compatibility. Building 1G is structurally unsafe and contains hazardous and regulated materials. It is unoccupied and secured, therefore, the No Action Alternative has no potential to increase risk to the health and safety of PHNSY & IMF personnel who work in the area.

4.1.4 Cumulative Impacts

The Proposed Action would not result in adverse effects on the resource areas described above and is not expected to contribute to cumulative impacts on those resource areas, when evaluated in conjunction with other government and private past, present and reasonable foreseeable future actions. The Proposed Action would not change the existing topography; impact potable water aquifers; or adversely affect any biological resources of concern. It would not result in a net increase in utility demand or vehicular traffic in the area. The Proposed Action would not increase risk to human health and safety or impact long-term population and employment levels in the City and County of Honolulu or the State of Hawai'i. The Proposed Action would not disproportionately affect children or minority or disadvantaged populations. As it does not represent a change in scope or intensity from the current land use in the project area, the Proposed Action will not have a cumulative effect on land use compatibility.

The Layaway and No Action Alternatives would not result in cumulative impacts on the resources areas described above for reasons similar to the Proposed Action.

4.2 Cultural Resources

4.2.1 Regulatory Background

For the purposes of this analysis, significant cultural resources are "historic properties," i.e., those properties listed, or eligible for listing in the NRHP. Significant impacts to cultural resources are defined here as "adverse effects" to historic properties that cannot be mitigated.

As defined in the implementing regulations for Section 106 of the NHPA, the effects of a Federal undertaking are considered adverse if they "alter, directly or indirectly, any of the characteristics of a historic property that qualify the property for inclusion in the National Register in a manner that would diminish the integrity of the property's location, design, setting materials, workmanship, feeling or association" [36 CFR §800.5(a)(1)]. Examples of adverse effects include, but are not limited to, the following:

- Physical destruction, damage, or alteration of all or part of the property;

- Isolation of the property from, or alteration of the character of, the property's setting when that character contributes to the property's qualification for listing on the NRHP;
- Introduction of visual, audible, or atmospheric elements that are out of character with the property, or alter its setting;
- Neglect of a property resulting in its deterioration or destruction; and
- Transfer, lease, or sale of the property [36 CFR §800.5(a)(2)].

4.2.2 Proposed Action

Historic Resources

Demolition would have an adverse effect upon the characteristics of Building 1G that qualify this property for inclusion in the NRHP. As a Category III property within the PHNHL, Building 1G has a relatively minor importance in defining the historic character of the PHNHL.

Historic Views

There are no prominent visual landmarks in the vicinity of Building 1G, and the building is not integral to the historic views identified in the ICRMP. The exterior appearance of the building, which is in poor condition, detracts from the aesthetic quality of the area. Demolition of Building 1G would be beneficial to the aesthetic quality of the vicinity.

Archaeological Resources

According to the March 2002 ICRMP, Building 1G is located in an area of no and/or low potential for archaeological sites. In addition, it is unlikely that the limited subsurface work would expose deposits containing artifacts.

Mitigation

In accordance with 36 CFR §800, CNRH has afforded the ACHP, the NPS and other consulting parties the opportunity to comment on the proposed undertaking. CNRH concluded Sections 106 and 110 consultations by executing a Memorandum of Agreement (MOA) with the ACHP that stipulates ways to resolve or mitigate the effects on historic properties eligible for inclusion in the National Register of Historic Places. The full text of the executed MOA is included as Appendix A. A summary of the stipulations is presented in Section 4.7, Means of Mitigating Potentially Adverse Effects on Cultural Resources.

4.2.3 Layaway

No historic properties would be adversely affected under the Layaway Alternative.

4.2.4 No Action

No historic properties would be adversely affected under the No Action Alternative. No Action would result in continued gradual deterioration of the structure, accompanied by a further decline in aesthetic value.

4.2.5 Cumulative Impacts

The demolition of Building 1G in conjunction with future historic property demolition projects on base would collectively have the potential to have an adverse impact within the PHNHL. However, the preservation of all historic buildings is not fiscally feasible, nor is the Navy able to maintain excess facilities on its real property inventory.

The Layaway and No Action Alternatives would not result in cumulative impacts on cultural resources.

4.3 Possible Conflicts Between the Proposed Action and the Objectives of Federal Land Use Policies, Plans and Controls

4.3.1 Commander Navy Region Hawaii Regional Shore Infrastructure Plan Overview Plan

The CNRH Regional Shore Infrastructure Plan (RSIP) Overview Plan (CNRH, November 2002) updates the 1999 O'ahu RSIP and presents the CNRH Long Range Land Use Plan (LRLUP) recommendations. The LRLUP recommendations provide guidance for appropriate property use for CNRH installations within a five to ten year time frame. It represents CNRH's development strategy and is intended to direct future planning and management decisions. Implementation of the LRLUP will further CNRH's goals of modernization, infrastructure reduction and consolidation and increased efficiency.

The RSIP Overview Plan contains development plans for sub-areas within PHNC, including the Oscar Piers/Hale Alii area, in which Building 1G is located. One of the guiding principles for the development plans is to enhance open space resources and incorporate good urban design development of the PHNC. The Proposed Action is consistent with the CNRH RSIP Overview Plan's LRLUP for this sub-area.

The LRLUP for the PHNC includes implementation of the PHNSY & IMF IMP. Section 4.3.2 below describes how the Proposed Action is consistent with the PHNSY & IMF IMP.

4.3.2 Pearl Harbor Naval Shipyard and Intermediate Maintenance Facility Infrastructure Management Plan

Objectives of the PHNSY & IMF IMP include:

- improving operational efficiency;
- reducing maintenance costs;
- reducing footprint;

- planning strategically for future workload; and
- improving quality of life for employees.

The Proposed Action is consistent with the PHNSY & IMF's IMP because it would remove an excess facility that is planned for demolition (i.e., Building 1G) and reduce any associated maintenance costs.

4.3.3 Coastal Zone Management Act

The purpose of the CZMA is to encourage states to manage and conserve coastal areas as a unique, irreplaceable resource. The project area is on Federal property and is excluded from the State's coastal zone, as defined by the CZMA. Federal activities that directly affect the coastal zone are to be conducted in a manner consistent with the enforceable policies of a Federally approved State program to the maximum extent possible. CNRH has determined that the Proposed Action or the Layaway Alternative would not have reasonably foreseeable direct or indirect effects on any coastal use or resource of the State's coastal zone. Therefore, no further documentation is required to be submitted to the Hawai'i Coastal Zone Management Program Office.

4.4 Relationship of Short-Term Uses and Long-Term Productivity

This section lists the trade-offs between short- and long-term gains and losses due to the Proposed Action. "Short-term" refers to the construction period; "long-term" refers to the operational period.

The Proposed Action would have the following short- and long-term gains and losses:

- Short-term air quality, noise and traffic impacts during demolition
- Long-term loss of cultural resources (see Section 4.7 for means of mitigating potentially adverse impacts on cultural resources)
- Long-term productivity gains through elimination of operation and maintenance expenditures on the facility

The Layaway Alternative would have the following short- and long-term gains and losses:

- Short-term economic gains such as avoidance of repairs or maintenance to prepare it for immediate use by an activity and avoidance of demolition-related expenditures
- Long-term gain of cultural resources through the retaining historic properties
- Long-term economic losses through operation and maintenance costs expended on the excess facility
- Long-term loss of continuing inefficient use of the facility and the project area

The No Action Alternative would have a continued long-term loss of the continuing presence of an unused facility and the inefficient occupation of the project area.

4.5 Irreversible and Irretrievable Commitment of Resources

Resources that are committed irreversibly or irretrievably are those that cannot be recovered if the proposed project is implemented. Demolition will irretrievably and irreversibly remove the historic facility. The Proposed Action and the Layaway Alternative will utilize fiscal resources, labor, construction equipment and materials. The No Action Alternative will commit fiscal resources irreversibly and irretrievably to the continuing maintenance of a deteriorating structure.

4.5.1 Energy Requirements and Conservation Potential

The Proposed Action and No Action Alternative would decrease or have no significant impact on energy or energy conservation. The Layaway Alternative would comply with design energy budgets specified in MIL-HDBK 1190, Naval Facilities Engineering Command letter 11100, Ser 15C/pnb of June 5, 1995 and 10 CFR 435.

In addition, other methods of promoting energy savings and conservation could be incorporated into the design and construction of a renovated facility. Policies adopted by Naval Facilities Engineering Command, Pacific (NAVFAC Pacific)² established a general framework suitable for the inclusion of sustainability principles and concepts early in the design of new facilities. Examples of initiatives addresses by these principles include:

- Increased energy conservation and efficiency;
- Increased use of renewable energy resources;
- Selection of materials and products based on their life-cycle environmental impacts;
- Increased use of materials and products with recycled content; and
- Recycling of construction waste and building materials after demolition.

The Proposed Action and the Layaway Alternative would also comply with the following Executive Orders relating to energy conservation:

Executive Order 13101, Greening the Government Through Waste Prevention, Recycling, and Federal Acquisition

Executive Order 13101, dated 16 September 1998, is intended to improve the Federal government's use of recycled products and environmentally preferable products and services. It states that pollution that cannot be prevented should be recycled and pollution that cannot be prevented or recycled should be treated in an environmentally safe manner. Disposal should be employed only as a last resort.

² U.S. Department of the Navy, Naval Facilities Engineering Command. *Naval Facilities Engineering Command Planning and Design Policy Statement 98-01 Design of Sustainable Facilities and Infrastructure*. June 1998.

U.S. Department of the Navy, Naval Facilities Engineering Command. *Naval Facilities Engineering Command Planning and Design Policy Statement 98-02 Criteria Supporting the Design of Sustainable Facilities and Infrastructure*. June 1998.

The Proposed Action and Layaway Alternative will incorporate efficient waste handling and provisions for recycling waste products. The demolition debris will be recycled to the maximum extent possible. The remaining demolition debris will be disposed of at a State-permitted disposal facility by the demolition contractor.

Executive Order 13123, Greening the Government Through Efficient Energy Management

Executive Order 13123, dated 8 June 1999, requires the Federal government to improve its energy management for the purpose of saving taxpayer dollars and reduce emissions that contribute to air pollution and global climate change. Federal agencies are required to reduce greenhouse gas emissions; reduce energy consumption per square foot of facility; strive to expand use of renewable energy; reduce the use of petroleum within its facilities; and reduce water consumption.

The Proposed Action would reduce energy consumption by eliminating an excess Navy facility. The Layaway Alternative would not achieve the goals of the executive order, because energy resources would have to be expended to maintain the building during the layaway period with no anticipated reuse potential after the ten-year layaway period.

4.6 Compliance with Other Executive Orders

This section describes how the Proposed Action, the Layaway Alternative and the No Action Alternative comply with relevant Executive Orders.

Executive Order 12898, Environmental Justice

The Navy is required to identify and address the potential for disproportionately high and adverse human health and environmental effects of their actions on minority and low-income populations. Building 1G is located well within the PHNSY & IMF, in an area that does not have a disproportionate number of minority or low-income persons. Thus, the Proposed Action and the Layaway Alternative are not expected to negatively impact minority or low-income populations. For the No Action Alternative, Building 1G will be secured against unauthorized entry. Therefore, the No Action Alternative will not disproportionately impact minority or low-income populations.

Executive Order 13045, Protection of Children from Environmental Health Risks and Safety Risks

Executive Order 13045, dated 21 April 1997, requires Federal agencies to make it a high priority to identify and assess environmental health risks and safety risks that may disproportionately affect children; and ensure that its policies, programs, activities, and standards address disproportionate risks to children that result from environmental health risks or safety risks.

Children are not known to frequent the industrial area. Demolition will remove or abate the hazardous and regulated materials to minimize exposure risks to all personnel

including children that may pass through the graded area. For the Layaway Alternative and the No Action Alternative, Building 1G will continue to be secured against unauthorized entry and no environmental health or safety risks to children are expected.

Executive Order 13148, Greening the Government Through Leadership in Environmental Management

Executive Order 13148, dated 21 April 2000, requires Federal agencies to meet goals and requirements in the following areas: environmental management; environmental compliance; right-to-know and pollution prevention; release and use reductions of toxic chemicals and hazardous substances; reductions in ozone-depleting substances; and environmentally beneficial landscaping.

Removal and disposal of demolition or renovation debris containing hazardous substances will be performed according to State and Federal requirements, in order to eliminate harm to human health and the environment from releases of pollutants. Under the No Action Alternative, any hazardous materials present in the facility would not be disturbed.

4.7 Means of Mitigating Potentially Adverse Effects on Cultural Resources

This EA identified the potential adverse impacts on cultural resources from the Proposed Action. Mitigation measures for these potential impacts are discussed below. The analysis did not identify potentially adverse effects on the other resource areas studied.

The executed MOA (Appendix A) included a number of stipulations to minimize and mitigate the adverse effects of the project on historic properties. CNRH is implementing those stipulations as described below.

- CNRH has prepared a HABS recordation that complies with the requirements of the National Park Service HABS/HAER Standards and Guidelines.
- CNRH is working to create a web-based display on the history, architecture and significance of Building 1G and 1C.
- CNRH will utilize a historic architect to salvage various historic elements from Building 1G that may be suitable for re-use in other historic rehabilitation projects and provide storage for their future use or display.
- CNRH is preparing a Survey and Evaluation of temporary and semi-permanent buildings within the Pearl Harbor Naval Complex built before 1956. The report, projected to be completed by the end of calendar year 2004, will evaluate the condition and significance of all structures included in the scope, including whether each one contributes to the significance of the PHNHL or another historic district, and will recommend a significance category for each structure, using CNRH's current categorization system (I through IV). CNRH will submit a draft of the Survey and

Evaluation to the ACHP and the other consulting parties for review and comment prior to finalizing the report and convene at least one consultation meeting with the parties to discuss the report. Based on the Survey and Evaluation report, CNRH will consult with the ACHP and other consulting parties to seek consensus regarding the prioritization of structures for preservation in CNRH's planning process.

- CNRH will ensure that any proposed undertaking that may result in an adverse effect to, or demolition of, any structure included in the Survey and Evaluation will be subject to consultation under 36 CFR Part 800 and that all consulting parties to this MOA are notified at the onset of the consultation.
- CNRH has requested and will continue to pursue funds to prepare and finalize a Historic Structures Assessment, including a Historic Preservation Plan, for the third floor of Building 1. As of August 2004, funds have not been provided.

5.0 AGENCIES CONSULTED

State of Hawai'i

Department of Land and Natural Resources, State Historic Preservation Officer

Federal

Advisory Council on Historic Preservation
National Park Service

Other

Historic Hawai'i Foundation
National Trust for Historic Preservation

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7.0 LIST OF PREPARERS

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APPENDIX A

MEMORANDUM OF AGREEMENT

**MEMORANDUM OF AGREEMENT (MOA)
BETWEEN
THE COMMANDER NAVY REGION HAWAII AND
THE ADVISORY COUNCIL ON HISTORIC PRESERVATION
REGARDING BUILDING 1-C AND BUILDING 1-G
PEARL HARBOR, HAWAII**

WHEREAS, the Commander Navy Region (COMNAVREG) Hawaii proposes to demolish Building 1-C, a wood frame three-story structure and Building 1-G a concrete three-story addition to Building 1-C, both in the Naval Shipyard at the Pearl Harbor Naval Complex (hereafter as the Undertaking); and

WHEREAS, pursuant to 36 CFR § 800.4(c)(2) COMNAVREG Hawaii has determined that Building 1-C and Building 1-G are contributing structures within the boundaries of the Pearl Harbor National Historic Landmark and the Pearl Harbor Naval Complex Integrated Cultural Resources Management Plan, Shipyard historic management zone, and are classified as a Category III structures under the Cultural Resources Management Plan; and

WHEREAS, COMNAVREG Hawaii has established the Undertaking's area of potential effects (APE) defined at 36 CFR § 800.16(d), to be limited to Building 1-C and Building 1-G and the buildings in their immediate vicinity and same view corridors; and

WHEREAS, COMNAVREG Hawaii has determined that the Undertaking will have adverse effects on Building 1, Building 1-C and Building 1-G; and

WHEREAS, COMNAVREG Hawaii has prepared and circulated to consulting parties for comment a draft Environmental Assessment (EA) on the proposed demolition of Building 1C; and

WHEREAS, COMNAVREG Hawaii has provided the notice required under 36 CFR § 800.10(c) and has invited the National Park Service (NPS) to sign this MOA as a concurring party; and

WHEREAS, COMNAVREG Hawaii has consulted with the Advisory Council on Historic Preservation (ACHP), the Hawaii State Historic Preservation Officer (SHPO), the NPS, the Historic Hawaii Foundation (HHF), the National Trust for Historic Preservation (NTHP) and Mr. Douglas Luna; and

WHEREAS, pursuant to Section 800.6(c)(3) of the regulations, 36 CFR Part 800, that implement the National Historic Preservation Act (NHPA), 16 U.S.C. 470f, Section 106 and Section 110(f) of the same act, 16 U.S. C. 470h-2(f), the entities listed above have been invited to concur in this MOA; and

WHEREAS, the Hawaii State Historic Preservation Officer has terminated consultation regarding this undertaking pursuant to 36 CFR § 800.7; and

WHEREAS COMNAVREG Hawaii has accepted this termination and is proceeding with the consultation pursuant to 36 CFR § 800.7(a)(2); and

NOW, THEREFORE, COMNAVREG Hawaii and the ACHP agree that upon COMNAVREG Hawaii's decision to proceed with the Undertaking, COMNAVREG Hawaii shall ensure that the following stipulations are implemented in order to satisfy COMNAVREG Hawaii's responsibilities under Section 106 and Section 110(f) of the NHPA.

STIPULATIONS

COMNAVREG Hawaii shall ensure that the following measures are carried out:

I. DOCUMENTATION

COMNAVREG Hawaii completed the photo documentation of Building 1-C on June 29, 1999, in accordance with the Historic American Buildings Survey (HABS) standards and specifications. National Park Service (NPS) has accepted the documentation and assigned number HABS HI-342. Copies of the HABS report have been filed with the National Park Service in accordance with HABS requirements.

II. MITIGATION

A. COMNAVREG Hawaii will prepare an additional, more detailed, HABS recordation compliant with the requirements of the National Park Service HABS/HAER Standards and Guidelines (<http://www.cr.nps.gov/habs/haer/habs/habsstan.htm>). A person or persons meeting the professional qualifications for Historical Architect or Architectural Historian under the Secretary of the Interior's Historic Preservation Professional Qualification Standards will prepare the HABS documentation. The recordation shall include: available existing drawings including elevations, plans, sections and significant building details, a historical report that places the structure within the appropriate context, addressing both the historical and architectural aspects of the building's significance and large-format photography producing archivally stable, perspective corrected, black and white photographs of overall views and details of important interior and exterior features of the structure. The historical report will be circulated to all consulting parties for a 30-day comment period. The Navy will consider any comments provided by the consulting parties during this time frame before it finalizes this report.

B. COMNAVREG Hawaii has prepared a scale model of Building 1-C, and will display it appropriately in Building 1 together with an exhibit of the HABS material.

C. Within one year of the execution of this MOA, COMNAVREG Hawaii will erect a permanent outdoor display at the site of Building 1C. The display, based on the HABS documentation, will include historic exterior and interior photographs, floor plans, and text presenting the history and significance of the building. COMNAVREG Hawaii may establish a budget for this display that will not exceed \$15,000. COMNAVREG Hawaii shall submit its proposed design, including materials and the text for the display, to all the consulting parties for a 30-day review and comment period, and COMNAVREG Hawaii will consider any comments provided by the consulting parties during this time frame before it finalizes the design.

D. Within one year of the execution of this MOA, COMNAVREG Hawaii will provide a web-based display on the history, architecture, and significance of Buildings 1C and 1G, based on material described in Stipulation II.A., B. & C and will be compatible with other publicly accessible COMNAVREG or Navy-controlled web-sites concerning the history of the Pearl Harbor Naval Complex. A draft of the web-based display will be circulated to the consulting parties for a 30-day review and comment period, and the Navy will consider any comments provided by the consulting parties during this time frame before it finalizes this display.

III. SALVAGE

COMNAVREG Hawaii will salvage various historic elements that may be suitable for re-use in other historic rehabilitation projects and provide storage for future use or display. The determination as to suitability for re-use will be made by a person or persons meeting the Secretary of the Interior's professional qualifications for Historical Architect under Standard (a) in the Secretary of the Interior's Historic Preservation Professional Qualification Standards. Removal of salvage items will be conducted under the on-site supervision of a Historical Architect, qualified as stated above. Upon completion of the demolition project, COMNAVREG Hawaii will provide a report to the ACHP and the consulting parties on the results of the salvage effort. In addition, COMNAVREG Hawaii will report to the ACHP and the consulting parties on re-use of salvaged materials within one year of completion of the demolition project. This will provide an opportunity for follow-up consultation on salvage/re-use possibilities.

IV. OTHER PRESERVATION COMMITMENTS

A. Survey and Evaluation of WWII Temporary and Semi-permanent Buildings.

1. Within one year of the execution of this MOA, COMNAVREG Hawaii will prepare a Survey and Evaluation of temporary and semi-permanent buildings within the Pearl Harbor Naval Complex built before 1956. The Survey and Evaluation will include

but not be limited to all World War II-era temporary, wooden, and administration buildings, and all buildings classified as “semi-permanent,” except for structures such as Quonset huts and Bunkers, facility types that are already the subject of ongoing surveys and evaluation studies. The report will evaluate the condition and significance of all structures included in the scope, including whether each one contributes to the significance of the Pearl Harbor National Historic Landmark or another historic district, and will recommend a significance category for each structure, using COMNAVREG Hawaii’s current categorization system (I through IV). The report will be prepared by a person or persons meeting the professional qualifications for Historical Architect or Architectural Historian under the Secretary of the Interior’s Historic Preservation Professional Qualification Standards, 62 Fed. Reg. 33,707 (June 20, 1997).

2. COMNAVREG Hawaii will submit a draft of the Survey and Evaluation to the ACHP and the other consulting parties for a 30-day review and comment period prior to finalizing the report. During the 30-day period, COMNAVREG Hawaii will convene at least one consultation meeting with the parties to discuss the report.

3. Based on the Survey and Evaluation report, COMNAVREG Hawaii will consult with the ACHP and other consulting parties to seek consensus regarding the prioritization of structures for preservation in the COMNAVREG Hawaii’s planning process.

4. For any proposed undertaking that may result in an adverse effect to, or demolition of, any structure included with this Survey and Evaluation, COMNAVREG Hawaii will ensure that the undertaking is subject to consultation under 36 CFR Part 800 and that all consulting parties to this MOA are notified in writing at the onset of such consultation. COMNAVREG Hawaii will comply with these consultation requirements until the survey and evaluation have been fully completed as described under Stipulations IV. A., B., and C. above.

B. Historic Structures Assessment of Building 1 – WWII third floor addition.

1. Within one year of the execution of this MOA, COMNAVREG Hawaii will prepare and finalize a Historic Structures Assessment, including a Historic Preservation Plan, for the third floor of Building 1. This Assessment and Plan will be prepared by a person or person meeting the qualifications for Historical Architect under the Secretary of the Interior’s Historic Preservation Professional Qualification Standards. The Assessment and Plan will be circulated to the ACHP and consulting parties for a 30-day review and comment period, and the Navy will consider any comments provided by the consulting parties during this time frame before it finalizes this document.

2. No undertakings shall be conducted on the third floor of Building 1 until this Assessment and Plan has been finalized, except those within the scope of Stipulation IX. A. (Appendix A) of the 2002 Regional Programmatic Agreement or any revision or amendment thereto.

C. No new construction, other than asphalt paving and general maintenance, will occur within the footprint of Building 1C for a period of ten years following its demolition unless such new construction is subject to review under Section 106 and 36 CFR Part 800. Additionally during this time period, the Navy will notify all consulting parties to this MOA at the onset of the Section 106 consultation for this new construction and provide them with an opportunity to participate as a consulting party. The design of any structure proposed on this site should be compatible with the surrounding historic buildings and should, as appropriate, reflect the massing and architectural character of Building 1C.

V. RESOLVING OBJECTIONS

A. Should ACHP or any consulting party to this MOA object in writing to COMNAVREG Hawaii regarding how the proposed Undertaking is carried out or the manner in which the terms of this MOA are carried out, COMNAVREG Hawaii shall consult with the ACHP to resolve the objection. If COMNAVREG Hawaii determines that the objection cannot be resolved, COMNAVREG Hawaii shall forward all documentation relevant to the dispute to the ACHP, including COMNAVREG Hawaii's proposed response to the objection. Within thirty days after receipt of all pertinent documentation, the ACHP will:

1. Advise COMNAVREG Hawaii that it concurs with COMNAVREG Hawaii's proposed response. Whereupon COMNAVREG Hawaii shall respond to the objection accordingly; or
2. Provide COMNAVREG Hawaii with recommendations pursuant to 36 CFR § 800.2 (b)(2) which COMNAVREG Hawaii shall take into account in reaching a final decision regarding the dispute; or
3. Notify COMNAVREG Hawaii that it will comment pursuant to 36 CFR § 800.7(c) and proceed to comment on the subject in dispute.

B. Should the ACHP not exercise one of the above options within thirty days after receipt of all pertinent documentation, COMNAVREG Hawaii may assume that the Council concurs in the proposed response to the objection.

C. COMNAVREG Hawaii shall take into account the ACHP's recommendation or comment provided in accordance with this stipulation with reference only to the subject objection. COMNAVREG Hawaii's responsibility to carry out all actions under this MOA that are not the subject of the objection shall remain unchanged.

VI. DURATION

This MOA shall become effective upon execution of COMNAVREG Hawaii and the ACHP, and shall terminate at the completion of all mitigation commitments stipulated to in this MOA, or until terminated under Stipulation VIII. COMNAVREG Hawaii will notify the ACHP and all consulting parties to the MOA in writing when its actions have been completed and that the MOA has been terminated.

VII. DISCOVERIES

A. If during the performance of the Undertaking, previously unidentified historic properties are discovered, or previously unanticipated effects occur to known historic properties, COMNAVREG Hawaii shall make reasonable efforts to avoid, minimize or mitigate adverse effects to such properties. COMNAVREG Hawaii shall determine actions that can be taken to resolve adverse effects, and notify the ACHP, and any Native Hawaiian organization that has requested to be notified within 48 hours of the discovery by telephone, followed by written notification to be sent by facsimile. The notification shall include an assessment of National Register eligibility and proposed actions to resolve potential adverse effects.

B. The ACHP and Native Hawaiian organizations shall respond within 48 hours of the notification. All access by representatives of these organizations will be subject to reasonable requirements for identification, escorts (if necessary), safety, and other administrative and security procedures.

C. COMNAVREG Hawaii will take into account recommendations regarding National Register eligibility and proposed actions, and then carry out appropriate actions. Should such actions include archaeological investigations, these actions will be carried out by or under the direct supervision of a person or persons meeting, at the minimum, the Secretary of the Interior's Professional Qualification Standards (Federal Register, Vol. 62, No. 119, page 33712, June 20, 1997) for Archaeologists. COMNAVREG Hawaii shall provide Native Hawaiian organizations and the ACHP a report of the actions when they are completed.

VIII. AMENDMENTS

Any Signatory to this MOA may propose to COMNAVREG Hawaii that it be amended, whereupon COMNAVREG Hawaii shall consult with the other Signatories to this MOA to consider such an amendment. 36 CFR § 800.6(c)(7) shall govern the execution of any such amendment.

IX. TERMINATION

If the ACHP determines that the terms of this MOA cannot be or are not being carried out, the ACHP shall consult to seek amendment of this MOA. If this MOA is not amended, the ACHP may terminate it. COMNAVREG Hawaii shall either execute an MOA with the ACHP under 36 CFR § 800.6(c)(1) or request the comments from the ACHP under 36 CFR § 800.7(a).

X. ANTI-DEFICIENCY

The Anti-Deficiency Act, 31 USC 1341, prohibits federal agencies from incurring an obligation of funds in advance of or in excess of available appropriations. Accordingly, the parties agree that any requirements for the obligation of funds arising from the terms of this agreement shall be subject to the availability of appropriated funds for that purpose, and that this agreement shall not be interpreted to require the obligation or expenditure of funds in violation of the Anti-Deficiency Act.

Execution of this MOA by COMNAVREG Hawaii and the ACHP and implementation of its terms evidences that COMNAVREG Hawaii has afforded the ACHP an opportunity to comment on the planned demolition of Building 1C and 1G and its potential effects on historic properties, and that COMNAVREG Hawaii has taken into account the effects of the Undertaking on historic properties.

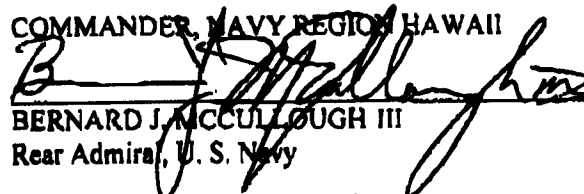
Building 1C MOA

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June 2003

SIGNATORIES:

COMMANDER, NAVY REGION HAWAII


BERNARD J. MCCULLOUGH III
Rear Admiral, U. S. Navy

5 JUN 03

Date

ADVISORY COUNCIL ON HISTORIC PRESERVATION


Mr. John M. Fowler

6/19/03

Date